

ARTICLE 7

ELDERLY HOUSING OVERLAY DISTRICT (EH-O)

Sections:

7-Intent

1

7-Eligibility

2

7-Permitted Uses

3

7-Minimum Safety Regulations

4

7-Parking Regulations

5

7-Height, Area and Yard Regulations

6

7-Other Regulations

7

SECTION 7-1 INTENT

7-101. The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Elderly Housing Overlay District (EH-O). This residential district is intended to provide appropriate sites for the development of elderly housing opportunities and related facilities in locations convenient to public facilities, shops and other needs of its senior citizens, within the R-1, R-2 and R-3 districts. The densities allowed in the district should provide for adequate light, air, privacy and open space for passive recreation and landscaped amenities. In addition, such developments in this zone should contain ample-sized meeting rooms and recreational facilities for the comfort and convenience of the occupants. This zone is designed to provide for the existence of significant facilities and services specifically designed to meet the physical or social needs of older persons. The principal use of land may be for one or several building types ranging from elderly housing, congregate living facilities, residential retirement developments, life care facilities for elderly people and nursing homes.

SECTION 7-2 ELIGIBILITY

7-201. Housing which qualifies for inclusion in this zone is development providing living units specifically designed for the needs of elderly persons. To qualify as elderly housing the housing units must be located within the R-1, R-2 or R-3 districts and the total number of units located in the Elderly Housing Overlay District must meet one of the following conditions:

- a.** The units are intended for and solely occupied by persons 62 years of age or older per unit; or
- b.** At least 80 percent of the units are intended for, and occupied by, at least one person over 55 years of age or older per unit; or
- c.** A unit is occupied by the surviving member(s) of a household, regardless of age, if at least one person in the household met the age requirements of either subsections 7-201a or 7-201b of this Article, provided that person was a resident of the district at the time of that person's death; or
- d.** A unit is occupied by the owner or management personnel, including a family, which has demonstrated an intent to provide housing for persons 55 years of age or older.

SECTION 7-3 PERMITTED USES

7-301. In the Elderly Housing Overlay District, no building, land or premises shall be used and no building or structures shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

- a.** Any use permitted in the underlying R-1, R-2 or R-3 districts.
- b.** Nursing homes, rest homes, convalescent homes, congregate living facilities, residential retirement developments and
- c.** Accessory buildings and uses, which are customarily incidental to providing on-site services for residents and guests of the developments in the Elderly Housing Overlay District.

SECTION 7-4 MINIMUM SAFETY REGULATIONS

7-401. All structures shall be constructed to the following minimum safety standards:

- a.** An accessible route into and through the dwelling.

- b. All doors shall be of sufficient width to accommodate wheel chairs.
- c. All areas of public use shall have doors of sufficient width to accommodate wheel chairs.
- d. Wherever steps are located, ramps or elevators shall be provided in addition.
- e. Cooking units shall have no open flame.
- f. Emergency signal facilities shall be provided in each residential unit and shall register a signal at a central location.
- g. Electric outlets shall be located at least 24 inches above floor level; in general, light switches, electrical outlets, thermostats and other environmental controls shall be located in accessible locations.
- h. Grab bars shall be located around all tubs and showers.
- i. Toilet areas shall be adaptable for the installation of grab bars; in general, the structure shall have reinforcements in bathroom walls to allow later installation of grab bars.
- j. All floor surfaces shall be nonskid.
- k. Central heating and air conditioning units shall be individually adjustable for each residential unit.
- l. Usable kitchens and bathrooms shall be constructed such that an individual in a wheelchair can maneuver about the space.

7-402. Compliance with the appropriate requirements of the American National Standard for Buildings and Facilities providing accessibility and usability for physically handicapped people (commonly cited as “ANSI A117.1”) suffices to satisfy the requirements of this section, unless a more specific standard applies.

7-403. A storm shelter may be required by the Governing Body to be provided in a central location and shall have a capacity capable of sheltering all residents of the Elderly Housing Overlay District. Determination of necessary capacity shall be made by the Zoning Administrator.

SECTION 7-5 PARKING REGULATIONS

7-501.

- a. One parking space per separate dwelling unit;
- b. One parking space per six dwelling units for guest parking;
- c. One parking space per three non-resident employees on the maximum working shift;
- d. One parking space for each 50 square feet of floor area used for assembly or recreation in the building;
- e. One parking space for each 100 square feet of gross floor area in the building used for a restaurant exclusive of the area used for utilities and building service;
- f. One parking space for each 100 square feet of floor space in the building used for retail trade, or used by the public, whichever is greater.

SECTION 7-6 HEIGHT, AREA AND YARD REGULATIONS

7-601. Height: Buildings or structures shall not exceed forty-five (45) feet and/or three (3) stories in height.

7-602. Yards:

- a. Front Yard: The depth of the front yard shall be at least twenty-five (25) feet.
- b. Side Yard: There shall be a side yard of at least ten (10) feet on each side of a dwelling. All detached accessory buildings shall provide a minimum side yard of at least ten (10) feet.
- c. Rear Yard: The depth of the rear yard shall be at least thirty (30) feet. All detached accessory buildings shall provide minimum rear yard of at least thirty (30) feet.

7-603. Lot Dimensions: The minimum width of a lot shall be sixty (60) feet on an interior lot and seventy (70) feet on a corner lot. The minimum depth of a lot shall be three hundred (300) feet. Lots fronting a cul-de-sac with at least a forty (40) foot radius must have width at the front lot line of not less than twenty-five (25) feet.

7-604. Lot Area Per Dwelling Unit:

- a. Single Unit: 5,400 sq. ft.
- b. Two Units: 2,700 sq. ft.
- c. Three or more Units: 1,800 sq. ft.

7-605. Minimum District Size: The minimum district size shall be two (2) acres.

SECTION 7-7 OTHER REGULATIONS

7-701. Additional standards required of developments in the EH-O District are:

- a. All development of structures shall occur in conformance with an approved plan of development showing the phases of construction.
- b. All width, depth and yard requirements for each structure shall be shown on such plan.
- c. All minimum land area per dwelling unit requirements shall be shown on such plan.